



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: January 9, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Planning Board approved the Minutes of December 5, 2002 as submitted.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

- a) Ms. Myers told the Board that the CMRPC is reviewing their 2004 fiscal year budget, and that Shrewsbury is being looked at to receive more funding.
- b) Mr. Gordon said a copy of the article, "Open Space – Zoning: What it is and Why it Works," was in this week's packets to the Board. He said he felt the more information the Board members have, the better job and decision making they can do.

7:05 P.M. Summit Ridge Estates, Definitive Subdivision Plan
Public Hearing (continued from December 5, 2002)
(Decision Deadline: March 18, 2003)

Mr. Gordon said a letter requesting continuance was submitted. Mr. Denoncourt said he thinks they will be ready for next month, but he said he can ask them to come in anyway to give an update on the project. The Board voted to continue the hearing to February 6, 2003, at 7:05 P.M.

7:20 P.M. Minna Terrace – Senior Housing, Site Plan Review/Special Permit
Public Hearing (continued from December 5, 2002)
(Decision Deadline: February 14, 2003)

Iqbal Ali – the developer, Patrick Healey – the engineer from Thompson & Liston, and Attorney Jabs, the attorney representing the developer, attended the hearing.

Mr. Healey said there are still 48 units, but they have changed the layout. He said to improve sight distance on Walnut Street, they will have to cut only one tree and move the stonewall at the Troio property.

Mr. Healey said they propose to put sidewalks on both access roads and up around the complex.

Attorney Jabs said they will have some basic units (Chapter 40B), but said that Ali would like to pick which units. He said he might have to go to the Zoning Board of Appeals, and/or the town may have to approve, this will have to be passed by Town Council. He said someone will have to oversee the renting of the units. He said usually the Housing Authority, as the regulatory agent, is assigned to oversee them.

Mr. Gordon read a letter from the Frasers dated December 6, 2002. Mr. McIlvane, 398 Walnut Street, asked about the speed bumps and access gates status. Mr. Gordon said there will be no gates at the emergency access, as the Fire Chief does not want them, and that speed bumps are still being considered and the Town Engineer is in favor of them.

Mr. Dean Clark, 390 Walnut Street, asked about the lighting. Mr. Healey said the height of the pole was reduced, as well as the power of light, so they will need more poles.

Mr. Gordon continued the hearing to February 6, 2003, at 7:20 P.M, with the following issues to be further discussed: lighting, clubhouse and number of units, sidewalks, green space, and landscaping.

7:35 P.M. Cutler Brown Realty Trust, Stony Brook Farm II, Common Driveway
Public Hearing
(Decision Deadline: 90 days from the close of hearing)

Mr. Gordon read asking to withdraw without prejudice. The Board voted to allow the withdrawal without prejudice of the Common Driveway at Stony Brook Farm II.

7:50 P.M. S & N Realty Trust, Gasoline Station and Retail, Site Plan Review
Public Hearing
(Decision Deadline: January 17, 2003)

Mr. Gordon read two letters, one asking to continue the hearing and one granting the Board an extension on the decision date. The Board voted to approve the request to continue to February 6, 2003, at 7:35 P.M.

8:05 P.M. Wetherburn Heights, Definitive Subdivision Plan
Public Hearing
(Decision Deadline: March 19, 2003)

Anthony Abu – the developer, Fran Zarette – the engineer from Land Design, Inc., and Eric Gilmore the project manager, attended the hearing. He said they are proposing 23 lots on 17.3 acres, with 2,178 feet of roadway. He said they are not maximizing the lot design. He said there are not wetlands on the site. He said offsite sewer, water, and drainage has to be completed in order for the subdivision to go in.

Mr. Zarette said they are requesting a waiver for sloped granite curbing and to be able to do this project as one phase.

Mr. Zarette said they met with the direct abutters and walked the property to discuss buffer needs.

Mr. Zarette said the Engineering letter with 50 items listed, will be addressed. He said they did a traffic study.

Mr. Wright asked if they had considered a walking path, and Mr. Zarette said they can look at it.

Mr. Gordon suggested the idea of a cluster development, in which they would probably pick up three more lots and would not lose Lot #1. Mr. Gordon asked them to check the land to the West for proper zoning. Mr. Gordon asked if they would be able to save the stonewall. Mr. Zarette said saving the stonewall would depend on the grading, but they should be able to preserve it.

Mr. Al McIlvane, 398 Walnut Street, expressed concern for the clearing of trees.

Mr. Dean Clark, 390 Walnut Street, asked about them making a monetary donation in lieu of open space. He also brought up the idea regarding flex versus conventional development.

John Troio, 387 Walnut Street, expressed concern for children and where they will play, and concern they will go into his property, and said he would like to see an area for children to play.

Mr. Gordon continued the hearing to February 6, 2003, at 7:50 P.M.

4. New Business

a. List of Subdivision Streets for possible public acceptance, May 2003 Annual Town Meeting

The Board noted the draft street acceptance list for the May 2003 Annual Town Meeting.

b. State Street Bank

The Board voted to allow the Engineering Department to handle the proposed change to the site plan for the addition of a security measures, as a diminimus change.

4. New Business (Cont'd)

c. Approve Bond amount for Cranbrook Road, Jamestown Heights

The Board voted the bond amount and noted that this paperwork is to catch up the bonding procedure.

5. Old Business

a. Discussed/Signed Decision for 101 North Quinsigamond Avenue, Special Permit, Site Plan Approval

The voted to approve and sign the decision for 101 North Quinsigamond Avenue Special Permit Site Plan Approval. Ms. Myers, as Clerk, signed the decision.

b. Discussed/Signed Decision for Sage Investors, Special Permit, Common Driveway

The Board voted to approve and sign the decision for Sage Investors Special Permit for a Common Driveway. Mr. Gordon signed. Ms. Myers abstained from the vote and Mr. Perreault voted as an Associate Member of the Planning Board with Special Permit Granting Authority.

c. Discussed/Signed Decision for the India Society of Worcester, Site Plan Approval

The Board voted to approve and sign the decision for Site Plan Approval for India Society of Worcester, with Mr. Rodolakis abstaining from the vote.

d. MPIG/EO418 Grant, update on zoning change proposals

Mr. Gordon said proposed changes are still being worked on, and that the Planning Board will hold a hearing regarding these issues on February 27, 2003, just for these zoning issues.

e. Bond Reduction for Ternberry Development

The Board voted to approve and sign the bond reduction for Ternberry Development, and to be held in Engineering Department until the issues with the Town are resolved.

6. Correspondence

The meeting adjourned 8:45 P.M.

Respectfully Submitted,

Annette W. Rebovich